

PROPERTY MANAGEMENT COMMITTEE

October 24, 2013

5:30 p.m.

Courthouse

MINUTES:

MEMBERS PRESENT:

Commissioner Charlie Baum  
Commissioner Adam Coggin  
Commissioner Carol Cook  
Commissioner Trey Gooch  
Commissioner Tiffany Phillips  
Commissioner Matt Young  
Commissioner Allen McAdoo, C

OTHERS PRESENT:

Ernest Burgess	Joyce Ealy
David Loughry	Robert Arnold
Laura Bohling	Larry Brandon
Lisa Crowell	Jack Black
Doug Shafer	Robert Corlew
Ben Mankin	Chantho Sourinho
David Bragg	J. Mark Rogers

Phil Griffin, Phil Ellenburg, Gail Williams, Aaron Williams, Diane Florida, John A.W. Bratcher, Keith Siskin, Jeff Davidson, Mike Thomas, Steve Baughman, Becky Shelton

Chairman McAdoo presided and called the meeting to order at 5:30 p.m. with all members being present at that time.

MINUTES:

"Commissioner Cook moved, seconded by Commissioner Coggin, to approve the minutes of the last meeting as mailed. This motion passed unanimously by acclamation."

REQUEST FROM CITY OF MURFREESBORO FOR UTILITY EASEMENTS (TRACT 14-1 AND 14-2 (502 MEMORIAL BOULEVARD)):

Mayor Burgess advised proposed documents have been received from the City of Murfreesboro for utility easements across County owned property at 502 Memorial Boulevard which is in front of the Maintenance Department and along the street the Archives Building is on. The easements are for the bridge over Broad Street project and require approximately 10,000 square feet. If the County voluntarily signs the easements the City will pay 10% more than the appraisal of \$54,000. Mayor Burgess advised he recommended the County accept the City's offer. Following discussion,

"Commissioner Young moved, seconded by Commissioner Cook, to accept the City's offer on both easement tracts of \$54,000 plus 10% and forward the easements to the Budget Committee. This motion passed unanimously by roll call vote."

EMS LEASE WITH SETON CORPORATION:

Mayor Burgess advised the County is currently occupying Seton Corporation property on East Burton Street and Lytle Street which is the old Pace Center. The rest of the Seton property was sold to MTSU. Mayor Burgess presented a draft of a proposed fifty year lease on the two sites advising one requirement is construction of a permanent ambulance station. The Pace Center location will be used as a permanent site for administration offices. The County will have the right of first refusal. There is \$250,000 in the current budget towards the work to be done. Mayor Burgess advised he was requesting preliminary approval of the lease subject to the continued review by the County Attorney. Following discussion,

"Commissioner Young moved, seconded by Commissioner Gooch, to give preliminary approval to the lease of the Seton Corporation properties subject to the continued review by the County Attorney and forward the same to the Budget Committee. This motion passed unanimously by roll call vote."

Mayor Burgess advised he would take the matter to the Budget Committee and then on to the Commission. Chairman McAdoo asked that a copy of the finalized lease be provided to all Property Management Committee members.

NEW JUDICIAL BUILDING RECOMMENDATION:

Mike Thomas, President of Justice Planning Associates, addressed the Committee with an overview of their prior report which studied long term requirements of the court system, the current facility capabilities and options. The study is five years old and Mr. Thomas advised his firm has reforecast everything with current numbers on population and use. The census projection was off 12% and this changed the whole plan. Rutherford County is projected to pass Davidson County in population in 2046. The population increase is due in part to being a bedroom community to Davidson County. Additionally, the Rutherford County population is the youngest in the State which has more population due to children.

The Committee was provided a comparison of population with a judgeship comparison and was advised Mr. Thomas thinks Rutherford County will have a new judge soon. The Committee was provided trial court filings per judge as well as General Sessions Court non-traffic filings per judge comparisons.

The Committee was provided a summary of staff projections over the next 30 years and recommendations on judicial system space standards.

Mr. Thomas advised his company has been involved in the design of more than ninety courthouses over the last thirty years. In the last five years his company has determined jury boxes should be increased to accommodate the use of technology. Mr. Thomas advised his company has modified the 2008 building proposal to include 10,000 more square feet and to be a more flexible building for uses. The cost is estimated at \$325.33 per square foot with the total cost being \$65,057,498 including design fees, technology, ffe, etc. using 2016 dollars and this is a tight budget. The parking garage is estimated at approximately \$7,000,000. The total project duration is forty-five to fifty-three months.

Mr. Thomas advised the building will fit on the Maple Street site but he had reservations from an urban planning viewpoint as to the parking garage being on the Clerk's Building parking lot. He recommends a small court annex in approximately 2050 at this location and would recommend looking in another place to locate a parking garage. Commissioner Young advised the four adjacent blocks are government owned.

Mr. Thomas provided an overview of the stacking options and recommended the building be taller so as not to overpower the site. Mr. Thomas projected the County could be in the building by 2018 and have sufficient space until 2030 at which time the County can finish out the shell floors to provide for another twenty years. The building will handle as much criminal work as the County will ever have and after 2050 the County could build an annex building for civil, probate, etc. and may want to put this building in the Clerk's Building parking lot. The annex should be sufficient until 2080. Mr. Thomas advised the County is trying to do too much on the two blocks.

"Commissioner Cook moved, seconded by Commissioner Baum, to suspend the rules and allow audience members to speak. This motion passed unanimously by acclamation."

Judge David Loughry inquired where the parking garage would go with a discussion of options by the Committee.

Steve Baughman questioned the impact on the surrounding residents if the project was moved to the old hospital site as stated in the newspaper and was advised the County previously looked at different locations and did look at the old hospital site and at the jail but turned away from these options and condemned the site on Maple Street to be close to the Square and keep it alive. Any new Judicial Building also needs to be in close proximity to the County Clerk for probate and the District Attorney and Public Defender offices. Chairman McAdoo advised the County has a large investment in the Maple Street site.

Chairman McAdoo advised there will probably need to be established a Committee to look at the design and include Judges, Clerks, the Sheriff, etc. Also, if the County keeps prolonging the construction it will only require more money in the current Judicial Building for maintenance and the County just put \$190,000 in the roof.

Commissioner Young advised he did think the County needed to move forward with the project and get logistics questions answered.

Mayor Burgess advised he would like to get approval to proceed and borrow money for the design phase in the Spring of 2014. Chairman McAdoo advised he would like to be prepared at the next meeting to move forward on the plan. The design phase is estimated at \$4,000,000 and would need to be forwarded to the Budget Committee. The Finance Director will be asked to attend the next meeting.

"Commissioner Young moved, seconded by Commissioner Coggin, to accept the report as presented. This motion passed unanimously by acclamation."

#### NEXT COMMITTEE MEETING:

The next meeting of the Property Management Committee will be Monday, November 25, 2013 at 5:30 p.m.

#### GENERAL CAPITAL BUILDING PROGRAM REPORT:

The Committee was provided a General Capital Building Program report dated September 30, 2013 for its use and information. Following discussion,

"Commissioner Cook moved, seconded by Commissioner Baum, to accept the General Capital Building Program report as presented. This motion passed unanimously by acclamation."

There appearing to be no further business to come before the Committee, Chairman McAdoo declared the meeting adjourned at 7:19 p.m.

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ALLEN McADOO, Chairman